

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT  
BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 24, 2022**

**Held:** Tuesday, the 24th of August, 2022 at 5:30 p.m. virtually via Zoom Video Communications as posted and identified on the published meeting agenda.

**Attendance:** The Regular Meeting of the Board of Directors of Stonegate North Villages Metropolitan District, Parker, Colorado, was called and conducted virtually via Zoom Video Communications, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Jeni Reilly, Holly Kamm and Rob Vogel were in attendance. Also, present was Kim Seter, with Seter & Vander Wall, P.C.; Eric Weaver and Cheri Curtis with Marchetti & Weaver; Jaylene Jones and Eli Schlagel with Front Range Recreational; Troy Friar with Rocky Mountain Custom Landscape Services; Jennifer Dulles with DStreet; and Mark L. Eames, PCAM and Alisia Kear with PCMS. There was one member of the public in attendance.

**Roll Call and  
Call to Order:**

Director J. Reilly confirmed a quorum was present for the purpose of conducting business and the meeting was called to order at 5:30 p.m. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.

**Approval of  
Agenda:**

Mr. Eames asked if anyone on the Board had any changes to the meeting agenda. Upon motion duly made, seconded and with no comments, unanimously carried, the agenda was approved as presented.

**Disclosure of  
Potential Conflict  
Interest:**

Mr. Eames noted that general disclosure statements have been filed as necessary on behalf of the members of the Board of Directors having conflicts of interest with the Office of the Colorado Secretary of State and with the Secretary of the District. Upon motion duly made, seconded and unanimously carried, the Board directed that said general disclosures be incorporated herein.

**Public Forum:**

Vickie Strain, a homeowner, was in attendance to get an understanding on how the Board and meeting process worked, as she was considering volunteering for an open seat on the Board. Director Reilly noted that she had met Ms. Strain recently and advised her that if she did have an interest in setting consideration of appointment, that she could advise the management team and they would send her some additional information.

**Consent Agenda:**

Items for Consent Agenda:  
A. Meeting Minutes of July 27, 2022.  
B. Payment of Claims as of August 18, 2022

Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A and B as presented.

**Outside Professional  
Reports:**

**Accounting:**

Mr. Weaver reviewed the draft July 31, 2022 financial reports and addressed various inquiries from the Board. Mr. Weaver went on to update the Board on the status on the 2021 Audit. Mr. Weaver noted that based upon the 2018 bond refinancing, he felt that the debt showing on the balance sheet that was carried forward from the prior accounting firm should be removed and is requesting the Auditors consideration of making that adjustment for the 2021 audit.

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**Outside Professional**  
**Reports Continued:**

**Legal Updates:**

Mr. Seter reviewed his monthly report with the Board, addressed questions and was provided directives from the Board on several matters of business on behalf of the District. Mr. Eames noted that there has been a slight delay in finalizing the resolution with Richmond Homes on the Filing 22 unresolved landscape transition matters, that involves the Water District and that he would keep the Board updated as additional information is obtained.

**Pool Project**  
**Update:**

Mrs. Jaylene Jones and Mr. Eli Schlagel updated the Board on the status of pool operations since the last meeting and addressed several questions regarding the extended overall weekend pool operations.

**Landscape**  
**Update:**

Mr. Troy Friar went through his team's monthly update/report and addressed questions from the Board. Mr. Friar went on to discuss the open space dead tree inventory that was sent over to management on Monday, which identified 91 trees to be removed and/or replaced. Mr. Eames noted that he has not had a chance to review the report and provide input, but requested consideration from the Board that he have authorization to remove all agreed upon dead trees once, we have gone over the information present by Mr. Friar's firm. The Board was in unanimous consensus to get the dead trees removed as quickly as possible.

Mr. Eames went on to discuss the most recent irrigation water usage as reported by the Stonegate Village Metropolitan District, specifically for the Branham irrigation meter. Mr. Eames has attended the last two meetings of the Stonegate Village Metropolitan District, the Water District. At the Water District's most recent Board meeting, it was acknowledged by one of the Water District's outside professionals that their irrigation water use mapping was inaccurate. Also, the water flow readings for the Stonegate North Village readings on the Branham irrigation water tap show substantially less irrigation water being utilized than the Water District's meter and billing readings. The Stonegate North Villages outside professionals continue to diligently work on the amount of irrigation water utilized from this tap.

**Tennis and**  
**Basketball Court**  
**Update:**

Mr. Eames noted that the relining of the circle for the basketball court is complete, the emergency egress keypad signs for the tennis courts have also been installed, along with the metal plates at the top and bottom of the access gate so that the public cannot reach in the gate and punch the emergency egress code to enter.

**Capital**  
**Projects:**

Mr. Sidoroff provided the Board as part of their meeting packet with a monthly construction project and updated timeline, that was reviewed. Mr. Eames noted that the new monument sign at Chambers and Aventura has been completed, and the District is just waiting on the final sign off on the work from the County.

**District**  
**Management:**

Mr. Eames updated the Board on all various projects completed and/or pending for the month, as provided to the Board in their monthly informational meeting informational packet.

**Communications**  
**and Branding**  
**Update:**

Ms. Dulles provided an update on behalf of DStreet on what has transpired from a branding and communications standpoint in the past month, including the recent photo shoot that occurred for updated shots of the new monument signs, the pool area including the new adult pool.

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**Adjournment:**

Therefore, the meeting was adjourned at 7:34 p.m. The next scheduled meeting was set for September 28, 2022 at 5:30 p.m., with official notice to be posted on the District's website.

The foregoing constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Stonegate North Villages Metropolitan District.

  
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Secretary or Authorized Agent for the District